

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING: September 15, 1971

Appeal No. 10892 Modean E. Parker, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried with Mr. Scrivener & Mr. Mackey, absent, the following Order of the Board was entered at the meeting of September 21, 1971.

EFFECTIVE DATE OF ORDER - December 6, 1971

ORDERED:

That the appeal for a variance from the rear yard requirements of a R-4 Dist. to permit 2nd story rear addition to dwelling at 701 Kentucky Ave., S.E., lot 99, Sq. 1077 be Granted.

FINDINGS OF FACTS:

1. The subject property is located in a R-4 District.
2. The property is improved with a single family two story dwelling.
3. Appellant request permission to erect 2nd story addition to existing single family dwelling.
4. Appellant stated that the two story rear addition was torn down due to a leaky roof.
5. All of appellant's neighbors have two floor rear additions.
6. No opposition was registered at the Public Hearing as to the granting of this appeal.

OPINION:

We are of the opinion that appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

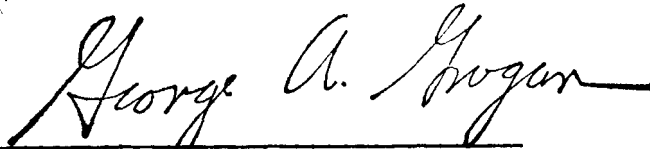
Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

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BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED

By:

A handwritten signature in cursive script, reading "George A. Grogan", written over a horizontal line.

GEORGE A. GROGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS
ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS
FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS
AFTER THE EFFECTIVE DATE OF THIS ORDER.